

**55/11 Fawkner Street, Braddon, ACT, 2612**



**Apartment For Sale**

Thursday, 5 September 2024

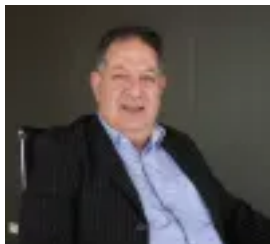
55/11 Fawkner Street, Braddon, ACT, 2612

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Bill Lyrstakis  
0418626593

## Unique 100m2 Two Level Apartment in the Heart of Braddon

This two bedroom apartment split over two levels in the well regarded Fullerton complex sits right in the heart of Braddon. With every window and balcony offering uninterrupted views to Mount Ainslie this home is great for those who wish to be a short distance from local parks, shops, cafes and government offices nearby. The apartment maintains a great condition, with an oversized living and dining area as well as two bedrooms with built in wardrobes. Within the complex residents can enjoy the central gardens and pool.

Property is vacant and ready to occupy.

- Large kitchen
- 100m2 living over two levels
- Recently replaced carpet and repainted walls throughout
- Open plan living and dining area
- Balcony with pleasant outlook
- 2 bedrooms with built in wardrobes
- Ensuite, full bathroom and powder room
- Well maintained
- Top floor
- Laundry room
- East facing
- Reverse cycle heating and cooling
- Enjoy central gardens and in ground pool
- Allocated underground car space

Rental potential approx. \$610-\$630 pw

Rates \$581 pq

Land tax (if rented) \$766 pq

Body corp. \$1100 per quarter

100m2 internal

7m2 balcony

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